

**PUBLIC NOTICE**

**CITY OF PROVIDENCE**

**ZONING BOARD OF REVIEW**

**444 WESTMINSTER STREET (2ND FLOOR)**

**PROVIDENCE, RHODE ISLAND 02903-3206**

**Notice is hereby given that the Zoning Board of Review will be in session in the First Floor Conference Room at the Mayor Joseph A. Doorley Municipal Building located at 444 Westminster Street, Providence, Rhode Island on Tuesday, August 20, 2013 at 5:00 P.M. and 6:30 P.M. when all persons interested will be heard for or against the granting of the following applications pursuant to Section 902 of the Zoning Ordinance:**

**5:00 P.M.**

**On July 9, 2013, the Board continued the following matter for further details:**

**PROVIDENCE FIREFIGHTER'S REALTY CORP. 90-110 Printery Street, also known as Lots 239 & 586 on the Tax Assessor's Plat 2, located in a Heavy Commercial C-4 Zone; filed an application seeking a use variance for relief from Section 303-Use Code 68 and a dimensional variance for relief from Sections 305, 420.2, 603.2, 603.3 and 607.4, to construct a new "V" shaped billboard (at the northwest corner of Lot 239) measuring 137 feet in height and consisting of two**

sign panels, each panel face measuring 48' x 14' attached to a monopole, one sign panel would face in a generally northerly direction and one sign panel facing in a generally southerly direction. The applicant is requesting use and dimensional variances seeking relief from regulations governing freestanding signs, maximum sign area and billboards. The lots in question together contain approximately 27,017 square feet of land area.

## **NEW MATTERS**

**MANUEL DELGADO:** 935-947 Broad Street & 6-8 Adelaide Avenue, also known as Lots 389 & 434 on the Tax Assessor's Plat 53, Lot 389 being located in a General Commercial C-2 Zone and within the Commercial Corridor Overlay District, and Lot 434 being located within a Residential R-2 Two-Family Zone; the existing building on Lot 389 contains three (3) stores and one restaurant, the applicant seeks a special use permit pursuant to Section 303-Use Code 57.1 to change the existing take-out restaurant to an eat-in restaurant over 2,500 square feet of gross floor area with 36 seats; and a special use permit for relief from the parking requirements at Sections 507.6(B) and 703.2 pursuant to Sections 707 and 707.1. Further, the applicant seeks a use variance to construct a 524 square foot addition containing a cooler/freezer unit at the south side of the restaurant that would project into Lot 434, the residential property. The lots in question together contain approximately 11,375 square feet of land area.

**LAY INVESTMENT PROPERTIES, INC.:** 254 Reservoir Avenue (corner Ansel Ave.), also known as Lot 597 on the Tax Assessor's Plat 61, located in a Residential R-1 One-Family Zone; the applicant seeks a use variance requesting relief from Section 303-Use Codes 43 & 46 to change the use of the existing building from a one-family dwelling to a home health care agency and a professional service. The lot in question contains approximately 3,995 square feet of land area.

**DENNIS A. ISOM & LISA M. ISOM:** 189 Ophelia Street, also known as Lot 71 on the Tax Assessor's Plat 113, located in a Residential R-1 One-Family Zone; the applicant seeks a dimensional variance and relief from Sections 704.2(A) and 704.2(D) to construct a second curb cut and driveway at the northeast corner of the front yard of the existing single-family dwelling. The applicant seeks relief from regulations governing the front yard paving restriction and the number of curb cuts. The lot in question contains approximately 5,000 square feet of land area.

**DANIEL GALAVIZ AND FERNANDO HERNANDEZ:** 149 Dexter Street, also known as Lot 181 on the Tax Assessor's Plat 31, located in a General Commercial C-2 Zone; the applicant is requesting a use variance for relief from Section 303-Use Code 45 to use the existing

building for auto repair. The property was previous used as a showroom and garage. The lot in question contains approximately 11,325 square feet of land area.

6:30 P.M.

**GEMMA REALTY CO.:** 555 Douglas Avenue (aka 100 Coggeshall Street), further known as Lot 189 on the Tax Assessor's Plat 70, located in a Residential R-3 Three-Family Zone; the applicant seeks a use variance requesting relief from Section 303-Use Codes 42 & 43 pursuant to Section 200 to change the use of the property from a plumbing office and a real estate office to a hair salon and a business office. The applicant further seeks relief from Section 607.1, sign regulations, to install a 4' x 4' freestanding sign, 14' in height, at the northwest corner of the property. The lot in question contains approximately 2,408 square feet of land area.

**MAKHLOUF, LLC, OWNER AND NARA, LLC, APPLICANT:** 252 Atwells Avenue, also known as Lot 1049 on the Tax Assessor's Plat 28, located in a General Commercial C-2 Zone; the applicant seeks a special use permit pursuant to Section 303-use code 57.1 to expand the existing restaurant to include an event/function room on the second floor of the existing building and removing the existing two (2) apartments. The third floor would be changed from two (2) apartments to light storage. A special use permit for relief from Section 703.2 pursuant to Sections 707 and 707.1 is also sought for

**parking. The lot in question contains approximately 2,764 square feet of land area.**

**AKIN & OLUSEYI AKANJI: 292 Academy Avenue, also known as Lot 215 on the Tax Assessor's Plat 84, located in a Limited Commercial C-1 Zone; the applicant proposes to change the use of the property from offices and manufacturing to a community center (use code 35.1) and religious services (use code 23), both uses are permitted as of right within the C-1 district. The applicant seeks a use variance for relief from Section 303-Use Code 58.2 to provide a deejay for the community center. Further, no parking is required for the community center; however, a special use permit is being requested for relief from Section 703.2 pursuant to Sections 707 and 707.1 related to the parking requirement for religious services, 24 parking spaces are required, there is no on-site open space for parking. The lot in question contains approximately 6,000 square feet of land area.**

**THIS MEETING MAY BE CONTINUED FROM DAY TO DAY AND TIME TO TIME AT THE DISCRETION OF THE ZONING BOARD OF REVIEW.**

**THIS MEETING IS ACCESSIBLE TO ALL PERSONS. INDIVIDUALS REQUESTING INTERPRETER SERVICES MUST NOTIFY THE OFFICE OF NEIGHBORHOOD SERVICES AT (401) 421-7768, 48 HOURS IN**

## **ADVANCE OF THE HEARING DATE.**

**ESTA REUNION PUEDE SER CONTINUADA EN CUALQUIER MOMENTO BAJO LA DISCRETION DE LA JUNTA DE REVISIONES DE ZONA.**

**LA INFORMACION DE ESTA REUNION ESTA DISPONIBLE PARA TODAS LAS PERSONAS E INDIVIDUOS QUE REQUIERAN SERVICIOS DE INTERPRETE, LLAME A LA OFICINA DE SERVICIOS VECINDALES AL (401) 421-7768, POR LO MEMOS 48 HORAS ANTES DE SU FECHA DE JUICIO.**

**PETER D. CARNEVALE, SECRETARY**

**(401) 680-5376**

**E-mail at [pcarnevale@providenceri.com](mailto:pcarnevale@providenceri.com)**

**FREE PARKING IS AVAILABLE AT THE BUILDING ACCESSIBLE FROM GREENE STREET.**

**YEAR 2013**

## **SCHEDULE OF MONTHLY MEETINGS**

**LOCATION OF MEETINGS (UNLESS OTHERWISE ANNOUNCED)**

**THE MAYOR JOSEPH A. DOORLEY MUNICIPAL BUILDING**

**FIRST FLOOR CONFERENCE ROOM**

**444 WESTMINSTER STREET, PROVIDENCE, RHODE ISLAND**

**(Free parking available at building accessible from Greene Street)**

**January, 2013 (no meetings)**

**Wednesday, February 6, 2013 at 5:30 P.M.**

**Wednesday, March 6, 2013 at 5:30 P.M.**

**Wednesday, April 3, 2013 at 5:30 P.M.**

**Monday, May 13, 2013 at 5:30 P.M.**

**Wednesday, May 1, 2013 at 5:30 P.M. rescheduled to May 22, 2013**

**Wednesday, June 5, 2013 at 5:30 P.M.**

**Tuesday, July 9, 2013 at 5:30 P.M.**

**Thursday, August 8, 2013 at 6:00 P.M. postponed to Tuesday, August 20, 2013 at 5:00 P.M.**

**Wednesday, September 11, 2013 at 5:30 P.M.**

**Wednesday, October 2, 2013 at 5:30 P.M.**

**Wednesday, November 6, 2013 at 5:30 P.M.**

**Wednesday, December 4, 2013 at 5:30 P.M.**

**Any change in dates will be noticed in writing and/or by e-mail to the Office of the Providence City Clerk and the Office of the Rhode Island Secretary of State.**

**Meetings may be continued from day to day and time to time at the discretion of the Zoning Board of Review.**

**Peter D. Carnevale**

**Secretary**

**(401) 680-5376 or e-mail at [pcarnevale@providenceri.com](mailto:pcarnevale@providenceri.com)**

**Office location: 444 Westminster Street, Second Floor  
Providence, Rhode Island 02903-3206**

**Free parking available at building accessible from Greene Street.**